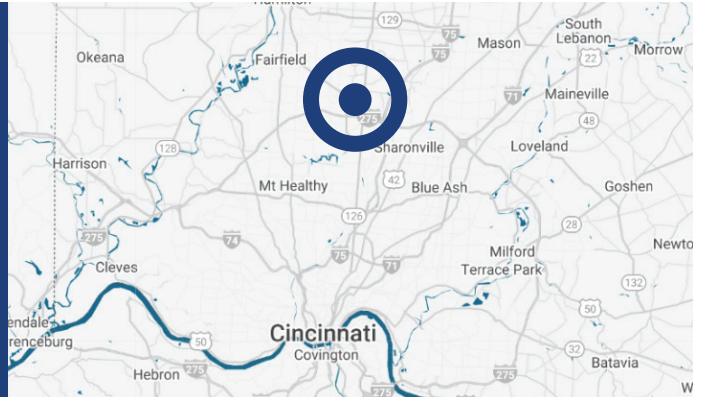




# FOR SUBLEASE



**4438 Muhlhauser Road, Suite 600** West Chester, OH 45011



**Base Rent: \$5.75/SF**  
**OpEx: \$2.15/SF**

**Term: Sublease through September 2029**  
**Space Available: 47,250 SF**  
**Office: 1,800 SF**  
**Doors: 7 Dock High, 1 Drive-in**  
**Ceiling Height: 28'**  
**Column Spacing: 50' x 52' 6" TYP**



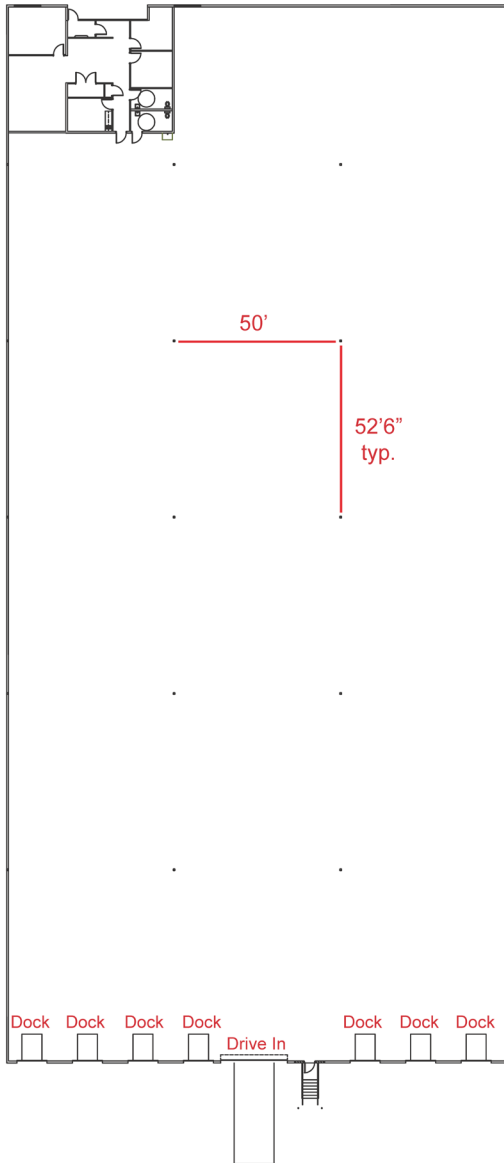
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